

MULTIPLE SPECIES CONSERVATION PROGRAM CONFORMANCE STATEMENT
For Wintergardens Apartments Site Plan; PDS2014-STP-14-013
APN 382-191-40, 44, 49
January 28, 2016

The project is a Site Plan for a 60-unit apartment complex divided over eight buildings, located on an approximately 4.31-acre property in the community of Lakeside. The project site is located north of East Lakeview Drive and northwest of Interstate 8 in the Lakeside Community Planning Area of unincorporated San Diego County. The property incorporates three separate parcels, which would be merged as a condition of the Site Plan. The site is developed with a single-family residence and accessory structures, which would be removed. All 60 apartments are three-bedroom, single story units which are in two-story stacked buildings. Parking and amenities would be provided, including a pool, four separate group usable open space areas, and a children's play area. The site is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program. The project is situated along an unnamed, southern tributary channel to the San Diego River in an area of residential development on the west side of Winter Gardens Boulevard, south of State Route 67.

Staff has determined the proposed project is exempt from the California Environmental Quality Act pursuant to California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183. These sections provide an exemption from additional environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. The Wintergardens Apartment Site Plan is consistent with the analysis performed for the County's General Plan Update (GPU) EIR, and therefore is exempt from further CEQA review. Projects found to be exempt from CEQA are also exempt from the County's Biological Mitigation Ordinance (Section 86.503 (a)(1)). Therefore, the project is not subject to the requirements of the Biological Mitigation Ordinance. However, no project within the MSCP County Subarea Plan, regardless of exemption status, may conflict or otherwise hinder the MSCP preserve system.

The project is consistent with the MSCP Subarea Plan because the site does not appear to support sensitive habitat or wildlife. No narrow endemic or special status plant or animal species were detected on the property during biological surveys. The project would impact approximately 3.15 acres of disturbed habitat and 0.23 acre of urban/developed habitat. The approximately 0.93 acre of riparian woodland habitat (non-native [eucalyptus] and arundo-dominated) would be enhanced and invasive species removed for fire clearing purposes; no impacts relative to sensitive species or wildlife movement are anticipated. Because the project site lacks native habitats and is located in an urbanized neighborhood, it is unlikely to serve as a regional or local wildlife corridor and contains no resources that would constitute a native nursery site. The site is not within a core, linkage, Pre-Approved Mitigation Area, Preserve Area or other highly sensitive area as designated by the MSCP.

Based on the above facts, staff has determined that the proposed project will not hinder or conflict with the County Subarea Plan. No take authorization for incidental or deliberate impacts to state or federally listed species is granted with this determination. While no impacts to listed species are anticipated based on staff's review of the project, the applicant is responsible for ensuring that none occur and/or appropriate authorization has been obtained.